

IN RE: PETITION FOR SPECIAL EXCEPTION * BEFORE THE
N/S Wise Avenue, 290' W of the * DEPUTY ZONING COMMISSIONER
c/l of North Point Boulevard
(4343 North Point Boulevard) * OF BALTIMORE COUNTY
12th Election District
7th Councilmanic District
Julius Gawlik, Sr., et ux * Case No. 91-233-X
Petitioners

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a special exception to permit the placement of two (2) illuminated, 12' x 25' advertising signs on the subject property, in accordance with Petitioner's Exhibit 1.

The Petitioners, by Julius Gawlik, Sr., Legal Owner, and Penn Advertising of Baltimore, Inc., Contract Lessee, by Donna Hayward, Real Estate Manager, appeared, testified and were represented by Stuart R. Berger, Esquire. There were no Protestants.

Testimony indicated that the subject property, known as 4343 North Point Boulevard, zoned B.R.-C.S.1, is improved with a two-story building known as "Pop's Tavern" as depicted on Petitioner's Exhibit 1. Mr. Gawlik testified that he has owned the subject property, which has been in his family for the past 27 years, for the past 10 years. Petitioners are desirous of leasing a small portion of the site, approximately 450 sq.ft. as depicted on Petitioner's Exhibit 1, to Penn Advertising for the placement of the proposed double-faced outdoor advertising sign. Mr. Gawlik testified that due to the location of the property and surrounding uses, the placement of the proposed signage will not create any detriment to the health, safety or general welfare of the community.

Petitioners also called Ms. Donna Hayward who indicated she has been employed in the Real Estate Department of Penn Advertising for the

past 3 and 1/2 years. Ms. Hayward testified that she is responsible for locating sites for advertising, taking into consideration the local zoning regulations. She indicated that Penn Advertising is interested in the subject location for placement of the proposed sign which will have advertisements on both sides and will be seen from both the east and west sides when travelling on Wise Avenue. Ms. Hayward presented testimony indicating the proposed placement will be in compliance with Sections 413.3 and 413.5 of the Baltimore County Zoning Regulations (B.C.Z.R.) as to outdoor advertising signs. Further, Ms. Hayward concluded that upon examination, each of the requirements set forth in Section 502.1 of the B.C.Z.R. will be met and in her opinion, the relief requested meets the requirements of said sections.

The use proposed has been determined to be permitted in a B.R.-C.S.1 zone by special exception. It is equally clear that the proposed use would not be detrimental to the primary uses in the vicinity. Therefore, it must be determined if the conditions as delineated in Section 502.1 are satisfied.

The Petitioner had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1 of the B.C.Z.R. The Petitioner has shown that the proposed use would be conducted without real detriment to the neighborhood and would not adversely affect the public interest. The facts and circumstances do not show that the proposed use at the particular location described by Petitioner's Exhibit 1 would have any adverse impact above and beyond that inherently associated with such a special exception use, irrespective of its location within the zone. Schultz v. Pritts, 432 A.2d 1319 (1981).

- 2 -

The proposed use will not be detrimental to the health, safety, or general welfare of the locality, nor tend to create congestion in roads, streets, or alleys therein, nor be inconsistent with the purposes of the property's zoning classification, nor in any other way be inconsistent with the spirit and intent of the B.C.Z.R.

After reviewing all of the testimony and evidence presented, it appears that the special exception should be granted with certain restrictions as more fully described below.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested in the special exception should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 26th day of April, 1991 that the Petition for Special Exception to permit two (2) illuminated, 12' x 25' advertising signs on the subject property, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted:

1) The Petitioners may apply for their sign permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

2) Prior to the issuance of any permits, Petitioners shall submit to the Zoning Commissioner's Office a new site plan prepared by a registered professional engineer and/or land surveyor, which clearly identifies all buildings, their size and area dimensions, their exact location on the subject property, distances between all signage within 200 feet of the requested sign, all uses on properties located within 200 feet of the subject sign, all curb sections located on the subject site, all automobile entrances to other uses

- 3 -

within 200 feet of the subject sign, a parking plan, building lines within 200 feet of the subject sign, their distances from all property lines, and any other information as may be required to be a certified site plan. The new site plan shall establish full compliance with all applicable sections of the B.C.Z.R. Failure to comply with all of the requirements of the B.C.Z.R. will result in the need for a new special hearing to amend the site plan prior to the issuance of any permits.

3) The relief granted herein is limited to two (2) illuminated signs mounted back to back on the same structure.

4) Illumination of the subject signs shall be provided in such a manner so as to avoid glare or reflection onto any adjacent highway, or into the path of oncoming vehicles, or onto any adjacent residential properties. Said illumination is limited to the surface area of each sign.

5) Prior to the issuance of any permits, Petitioners shall submit a landscaping plan which has been approved by the Deputy Director of the Office of Planning. Said landscaping shall be implemented within seventy-five (75) days of the date of this Order unless extended by the Director and/or Deputy Director of Planning.

6) When applying for any permit, the site plan and landscaping plan filed must reference this case and set forth and address the restrictions of this Order.

ANN M. NASTAROWICZ
Deputy Zoning Commissioner
for Baltimore County

ANN:bjs

- 4 -

PETITION FOR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County for the

herein described property for Two (2) illuminated 12'x25' advertising signs structures.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Lessee:
Contract Penn Advertising
Penn Advertising of Baltimore, Inc.
(Type or Print Name)
Donna Hayward (Real Estate Rep)
Signature
3001 Remington Avenue
Address
Baltimore, Maryland 21211
City and State
Attorney for Petitioner:
(Type or Print Name)
Stuart R. Berger
Signature
Address
City and State
Attorney's Telephone No.: 410-233-8820 Phone No.

Legal Owner(s):
Julius Gawlik Sr.
(Type or Print Name)
Julius Gawlik Sr.
Signature
Patricia Gawlik
(Type or Print Name)
Patricia Gawlik
Signature
Address
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Penn Advertising of Baltimore
Name
3001 Remington Ave Phone No. 233-8820
Address

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the _____ day of _____, 19____, at _____ o'clock _____ M.

J. Robert Hines
Zoning Commissioner of Baltimore County.

S.C.O.-No. 1

(over)

233-8820
avail anytime
est. time - 1 hr.

PROPERTY DESCRIPTION

Beginning at a point 30' north side of Wise Avenue and 290' ± west from the center line at North Point Blvd.

Thence:

- 1) North 69° 06' West - 15'
- 2) North 20° 53' 16" East - 30'
- 3) South 69° 06' West - 15'
- 4) South 20° 53' 16" East - 30'

to the point of beginning

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

111 West Chesapeake Avenue
Towson, MD 21204

April 25, 1991

887-3353

Stuart R. Berger, Esquire
Weinberg and Green
100 S. Charles Street
Baltimore, Maryland 21201

RE: PETITION FOR SPECIAL EXCEPTION
N/S Wise Avenue, 290' W of the c/l of North Point Boulevard
(4343 North Point Boulevard)
12th Election District - 7th Councilmanic District
Julius Gawlik, Sr., et ux - Petitioners
Case No. 91-233-X

Dear Mr. Berger:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Exception has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 887-3391.

Very truly yours,

ANN M. NASTAROWICZ
Deputy Zoning Commissioner
for Baltimore County

ANN:bjs

cc: Mr. Julius Gawlik, Sr.
4138 Beachwood Road, Baltimore, Md. 21222

Ms. Donna F. Hayward
Penn Advertising of Baltimore, Inc.
3001 Remington Avenue, Baltimore, Md. 21211

People's Counsel

File

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 12th Date of Posting: 3/1/91
Posted for: Special Exception
Petitioner: Julius Gawlik, Sr. et ux, Penn Adv. Co. Inc., Inc.
Location of property: N/S Wise Ave., 290' W of N.P. Blvd.
4343 N.P. Blvd.
Location of Sign: East side of property, 28' from rear
on front of building
Remarks:
Posted by: ANN M. Nastarowicz Date of return: 3/27/91
Number of Signs: 2

CERTIFICATE OF PUBLICATION

OFFICE OF
Dundalk Eagle

4 N. Center Place
P.O. Box 8936
Dundalk, Md. 21222

February 21, 1991

THIS IS TO CERTIFY, that the annexed advertisement of Baltimore County Zoning Office - P.O. #0110361 - Req. #M50233 - Case #91-233-X - 60 lines @ \$30.00

was inserted in **The Dundalk Eagle** a weekly newspaper published in Baltimore County, Maryland, once a week for one successive weeks before the 22nd day of February 1991; that is to say, the same was inserted in the issues of Feb. 21, 1991

Kimbel Publication, Inc.
per Publisher.

By Kimbel Publication, Inc.

NOTICE OF HEARING
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 West Chesapeake Avenue in Towson, Maryland 21204 at 2:00 p.m.
Case Number: 91-233-X
N/S Wise Avenue, 290' W of North Point Boulevard
4343 North Point Boulevard
12th Election District
7th Councilmanic
Legal Owner(s): Julius Gawlik, Sr., et ux
Contract Lessee: Penn Advertising of Baltimore, Inc.
Hearing Date: Friday, March 22, 1991 at 2:00 p.m.
Special Exception for two illuminated 12 ft. by 25 ft. advertising (sign) structures.
J. ROBERT HAINES
Zoning Commissioner of Baltimore County
2162 Feb. 27,

CERTIFICATE OF PUBLICATION

TOWSON, MD., 2-28, 1991

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 2-21, 1991

THE JEFFERSONIAN,

S. Zefe - Orlan
Publisher

\$ 37.52

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

DATE: 3-12-91

Penn Advertising of Baltimore, Inc.
3001 Remington Avenue
Baltimore, Maryland 21211

RE:
Case Number: 91-233-X
N/S Wise Avenue, 290' W of North Point Boulevard
4343 North Point Boulevard
12th Election District - 7th Councilmanic
Legal Owner(s): Julius Gawlik, Sr., et ux
Contract Lessee: Penn Advertising of Baltimore, Inc.
HEARING: FRIDAY, MARCH 22, 1991 at 2:00 p.m.

Dear Petitioner(s):

Please be advised that \$ 95.52 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please make your check payable to Baltimore County, Maryland. Bring the check and the sign & post set(s) to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland fifteen (15) minutes before your hearing is scheduled to begin.

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER
BALTIMORE COUNTY, MARYLAND

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

January 31, 1991

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

Case Number: 91-233-X
N/S Wise Avenue, 290' W of North Point Boulevard
4343 North Point Boulevard
12th Election District - 7th Councilmanic
Legal Owner(s): Julius Gawlik, Sr., et ux
Contract Lessee: Penn Advertising of Baltimore, Inc.
HEARING: FRIDAY, MARCH 22, 1991 at 2:00 p.m.

Special Exception for two illuminated 12 ft. by 25 ft. advertising (sign) structures.

J. Robert Haines

J. ROBERT HAINES
Zoning Commissioner of
Baltimore County

cc: Julius Gawlik, Sr., et ux
Penn Advertising of Baltimore, Inc.

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

March 11, 1991

Mr. & Mrs. Julius Gawlik
4138 Beechwood Road
Baltimore, MD 21222

RE: Item No. 240, Case No. 91-233-X
Petitioner: Julius Gawlik, et ux
Petition for Special Exception

Dear Mr. & Mrs. Gawlik:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE MINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

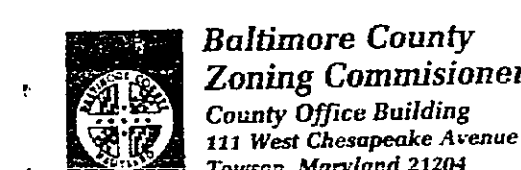
Very truly yours,

James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:jw

Enclosures

cc: Ms. Donna Hayward
Penn Advertising of Baltimore
3001 Remington Avenue
Baltimore, MD 21211



Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Account: B 001 6150
Number

91-233

887-3353

DATE: 3-12-91
FEE: \$95.52
TO: JULIUS GAWLIK, SR., ET UX
PENN ADVERTISING OF BALTIMORE, INC.
3001 REMINGTON AVENUE
BALTIMORE, MD 21211

0440#0101NICHRC
Please Make Checks Payable To: Baltimore County 001:08PH03-22-91 \$95.52

Cashier Validation

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

Your petition has been received and accepted for filing this 1st day of January, 1990.

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

Received By:

James E. Dyer
Chairman,
Zoning Plans Advisory Committee

Petitioner: Julius Gawlik, et ux
Petitioner's Attorney:

BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines
Zoning Commissioner
DATE: February 26, 1991
FROM: Pat Keller, Deputy Director
Office of Planning and Zoning
SUBJECT: Julius Gawlik, Sr., Item No. 240

The petitioner requests a Special Exception for an illuminated 12' X 25' advertising sign.

Should the petitioner's request be granted, staff recommends that the proposed sign be lowered by 10' to mitigate its visual impact. In addition, a landscape plan for Pop's Tavern should be filed with the deputy director of the Office of Planning and Zoning prior to the issuance of any permits.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/cmm
ITEM240/ZAC1

received
3/28/91

Baltimore County Government
Department of Public Works
Bureau of Traffic Engineering

401 Bealey Avenue Suite 405
Towson, MD 21204

887-3554
Fax 887-5784

January 11, 1991

Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for items number 222, 234, 235, 237, 238, 240, 242, and 243.

Very truly yours,
Rahae J. Famili
Rahae J. Famili
Traffic Engineer II

RJF/lvd

received
1/14/91

Baltimore County
Fire Department
700 East Joppa Road, Suite 901
Towson, Maryland 21204-5500
(801) 887-5500
Paul H. Reinecke
Chief

DECEMBER 26, 1990

J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: JULIUS GAWLIK
Location: #4343 NORTH POINT BOULEVARD
Item No.: 240 Zoning Agenda: JANUARY 2, 1991

Gentlemen:

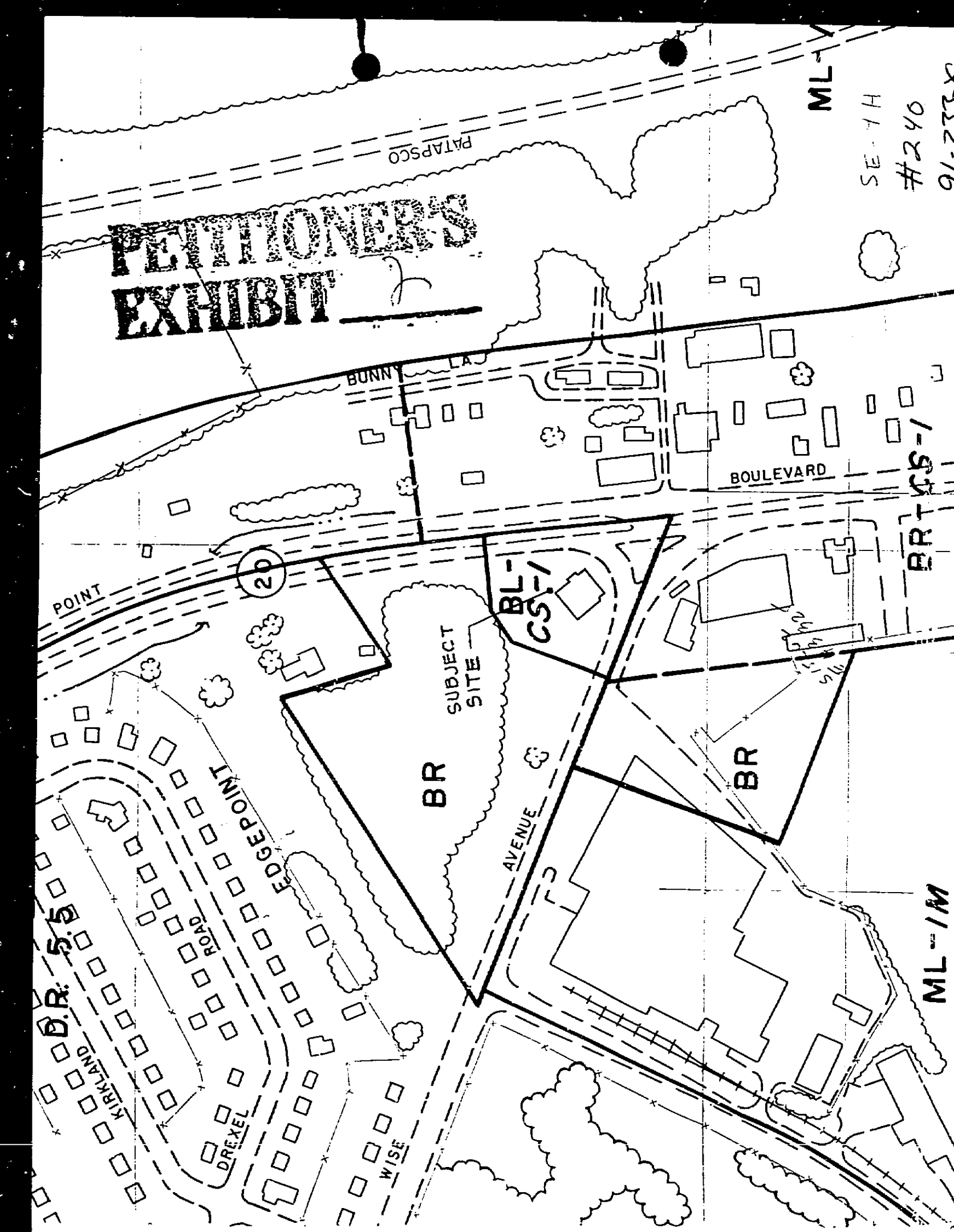
Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

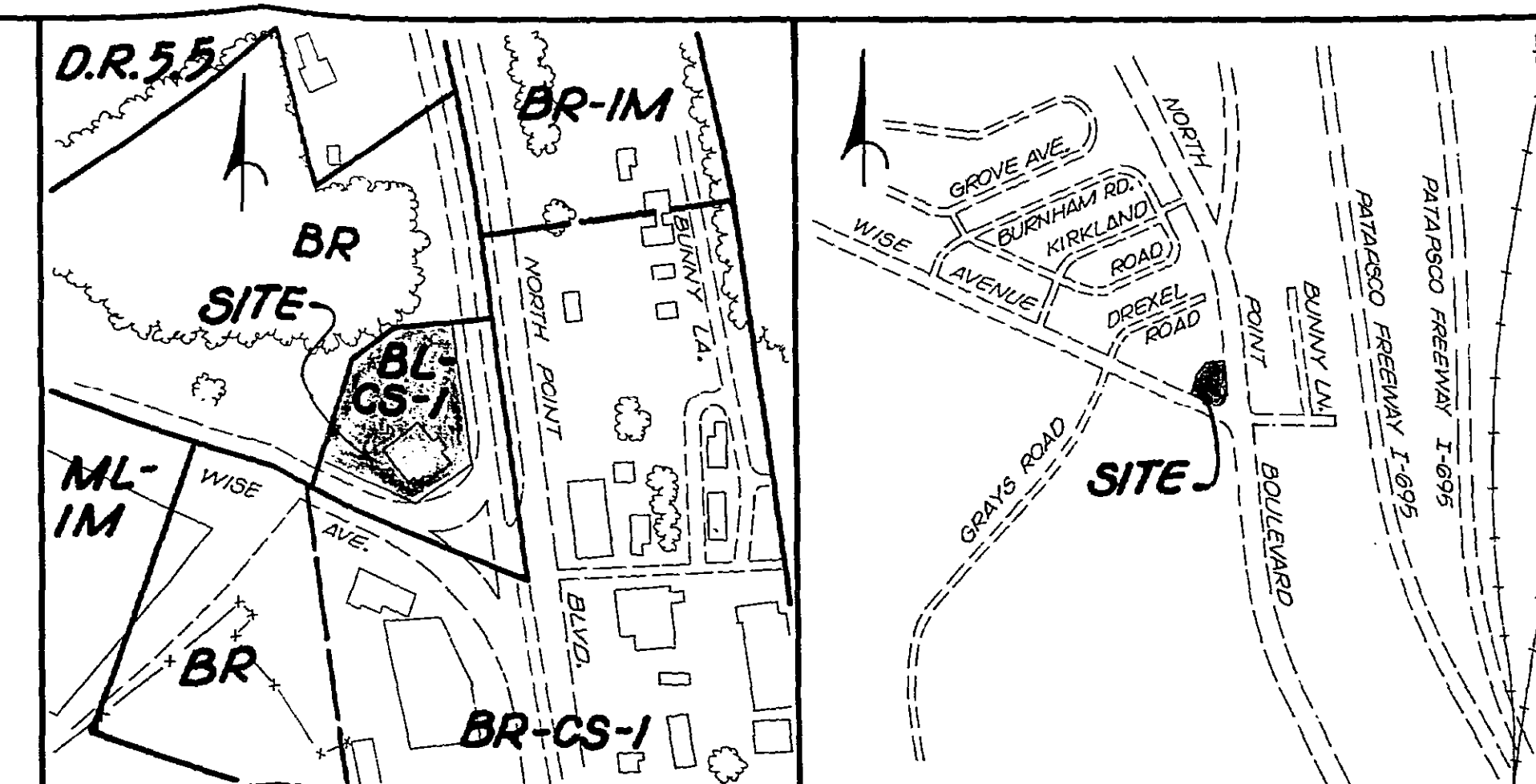
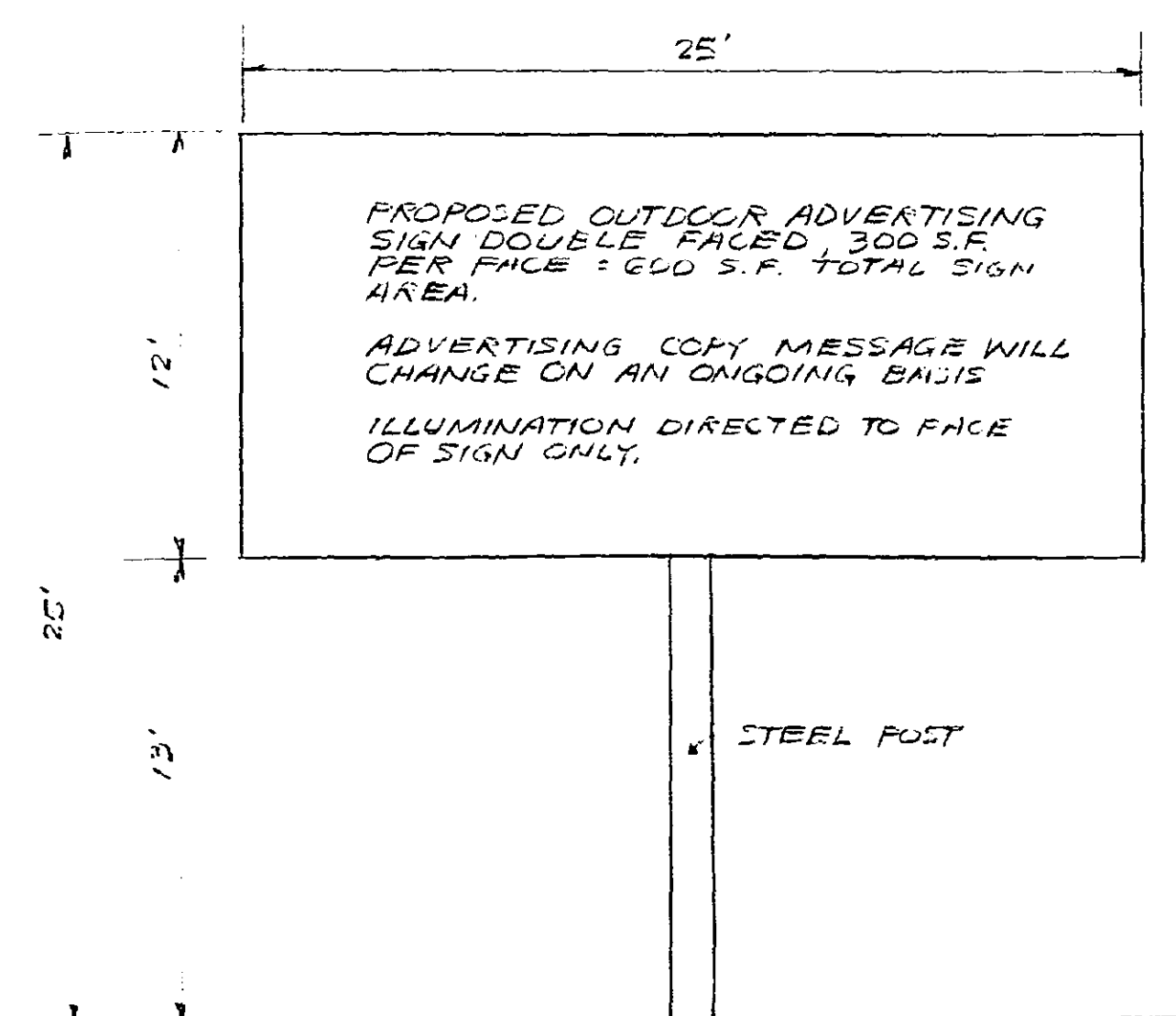
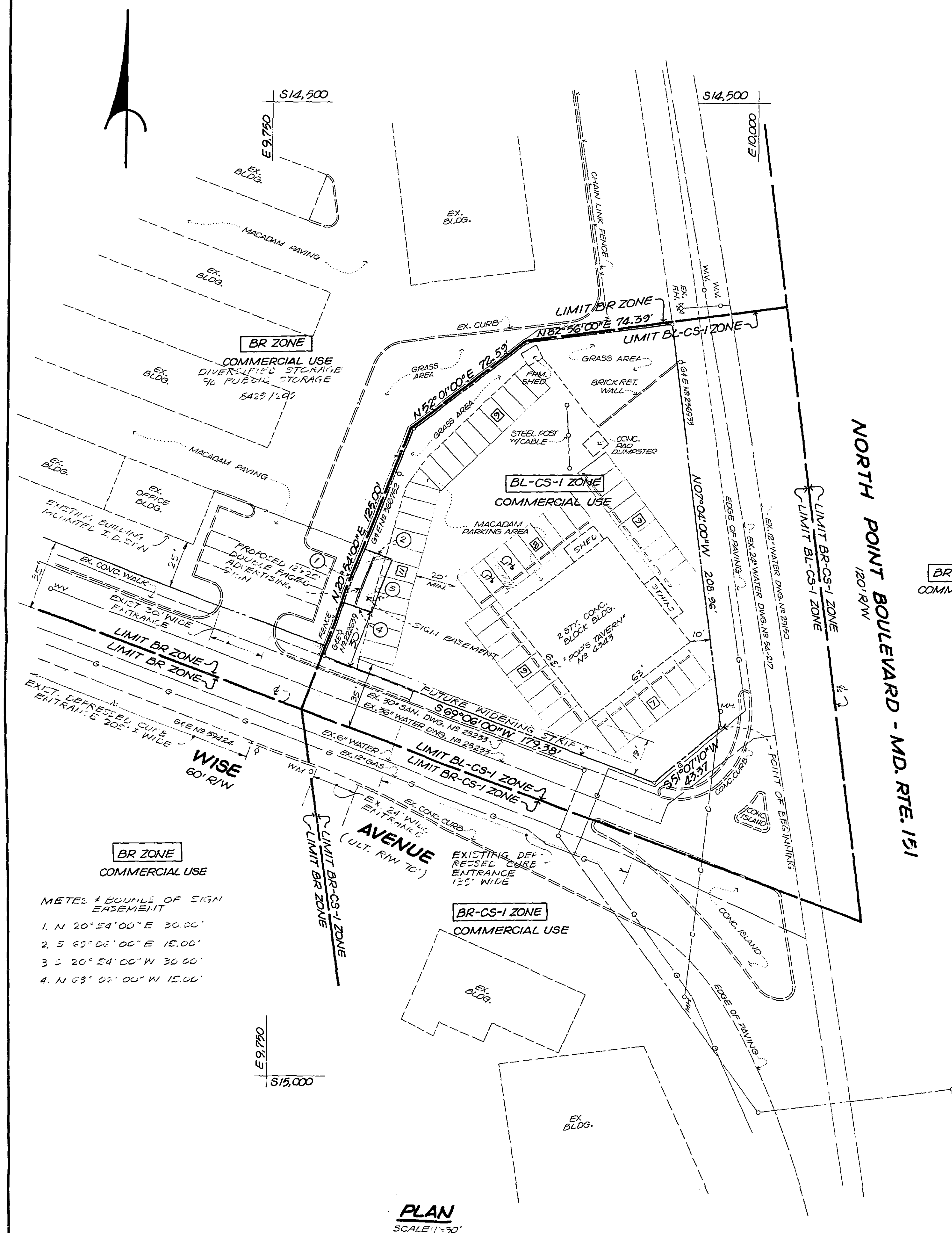
7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: Paul H. Reinecke 12-27-90 Noted and Approved
Signature of Paul H. Reinecke
Special Inspection Division

JK/KEK

received
12/28/90





- ZONING NOTES**
- 1) PRIOR CASE NO. 97-233 X
A. PETITION FOR SPECIAL EXCEPTION TO PERMIT TWO (2) ILLUMINATED 12'x25' ADVERTISING SIGNS WAS GRANTED ON APRIL 26, 1991.
B. SUBJECT TO THE FOLLOWING RESTRICTIONS:
1. THE PETITIONERS MAY APPLY FOR THEIR SIGN PERMIT AND BE GRANTED SAME UPON RECEIPT OF THIS ORDER, HOWEVER, PETITIONERS ARE HEREBY MADE AWARE THAT PROCEEDING AT THIS TIME IS AT THEIR OWN RISK UNTIL SUCH TIME AS THE 30-DAY APPELLATE PROCESS FROM THIS ORDER IS REVERSED. THE PETITIONERS WOULD BE REQUIRED TO RETURN, AND BE RESPONSIBLE FOR RETURNING, SAID PROPERTY TO ITS ORIGINAL CONDITION.
2. PRIOR TO THE ISSUANCE OF ANY PERMITS, PETITIONERS SHALL SUBMIT TO THE ZONING COMMISSIONER'S OFFICE A NEW SITE PLAN PREPARED BY A REGISTERED PROFESSIONAL ENGINEER AND/OR LAND SURVEYOR, WHICH CLEARLY IDENTIFIES ALL BUILDINGS, THEIR SIZE AND AREA DIMENSIONS, THEIR EXACT LOCATION ON THE SUBJECT PROPERTY, DISTANCES BETWEEN ALL SIGNAGE WITHIN 200 FEET OF THE REQUESTED SIGN, ALL CURB SECTIONS LOCATED ON THE SUBJECT SITE, ALL AUTOMOBILE ENTRANCES TO OTHER USES WITHIN 200 FEET OF THE SUBJECT SIGN, A PARKING PLAN, BUILDING LINES WITHIN 200 FEET OF THE SUBJECT SIGN, THEIR DISTANCES FROM ALL PROPERTY LINES, AND ANY OTHER INFORMATION AS MAY BE REQUIRED TO BE A CERTIFIED SITE PLAN. THE NEW SITE PLAN SHALL ESTABLISH FULL COMPLIANCE WITH ALL APPLICABLE SECTIONS OF THE B.C.Z.R. FAILURE TO COMPLY WITH ALL OF THE REQUIREMENTS OF THE B.C.Z.R. WILL RESULT IN THE NEED FOR A NEW SPECIAL HEARING TO AMEND THE SITE PLAN PRIOR TO THE ISSUANCE OF ANY PERMITS.
3. THE RELIEF GRANTED HEREIN IS LIMITED TO TWO (2) ILLUMINATED SIGNS MOUNTED BACK TO BACK ON THE SAME STRUCTURE.
4. ILLUMINATION OF THE SUBJECT SIGNS SHALL BE PROVIDED IN SUCH A MANNER SO AS TO AVOID GLARE OR REFLECTION ONTO ANY ADJACENT HIGHWAY, OR INTO THE PATH OF ONCOMING VEHICLES, OR ONTO ANY ADJACENT RESIDENTIAL PROPERTIES. SAID ILLUMINATION IS LIMITED TO THE SURFACE AREA OF EACH SIGN.
5. PRIOR TO THE ISSUANCE OF ANY PERMITS, PETITIONERS SHALL SUBMIT A LANDSCAPING PLAN WHICH HAS BEEN APPROVED BY THE DEPUTY DIRECTOR OF THE OFFICE OF PLANNING. SAID LANDSCAPING SHALL BE IMPLEMENTED WITHIN SEVENTY-FIVE (75) DAYS OF THE DATE OF THIS ORDER UNLESS EXTENDED BY THE DIRECTOR AND/OR DEPUTY DIRECTOR OF PLANNING.
6. WHEN APPLYING FOR ANY PERMIT, THE SITE PLAN AND LANDSCAPING PLAN FILED MUST REFERENCE THIS CASE AND SET FORTH AND ADDRESS THE RESTRICTIONS OF THIS ORDER.
 - 2) GROSS AREA = 1.0393 AC. (45272 S.F.)
NET AREA = 0.7255 AC. (31603 S.F.)
 - 3) TITLE REFERENCE: JULIUS C. & PATRICIA ANN GAWLIK 6947/690
 - 4) EXISTING ZONING: BL - CS-1
 - 5) PROPOSED ZONING: BL - CS-1 TO PERMIT 2 OUTDOOR ILLUMINATED ADVERTISING SIGNS.
 - 6) EXISTING USE: TAVERN WITH 3 APTS. ON 2ND FLOOR
 - 7) PROPOSED USE: TAVERN WITH 3 APTS ON 2ND FLOOR, AND OUTDOOR ADVERTISING SIGN

REVISED PLANS
per 2nd restriction #2

PROPERTY OWNER: JULIUS C. AND PATRICIA ANN GAWLIK
6947/690
ACCT # 18-00-002371

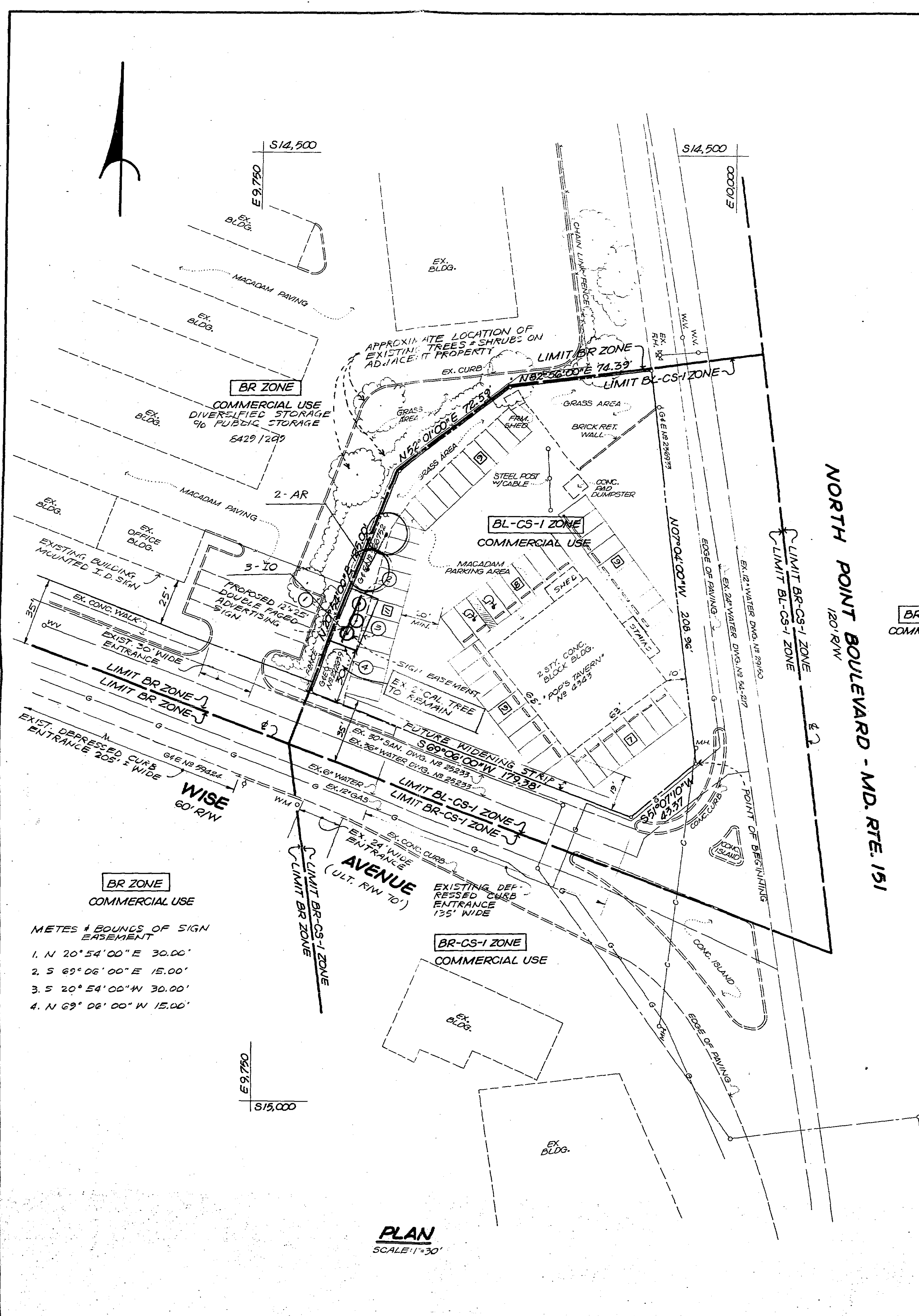
APPLICANT: PENN ADVERTISING OF BALTIMORE, INC.
3001 REMINGTON AVENUE
BALTIMORE, MARYLAND 21211

PLAN TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION
PENN ADVERTISING OF BALTIMORE INC.
4343 NORTH POINT BOULEVARD

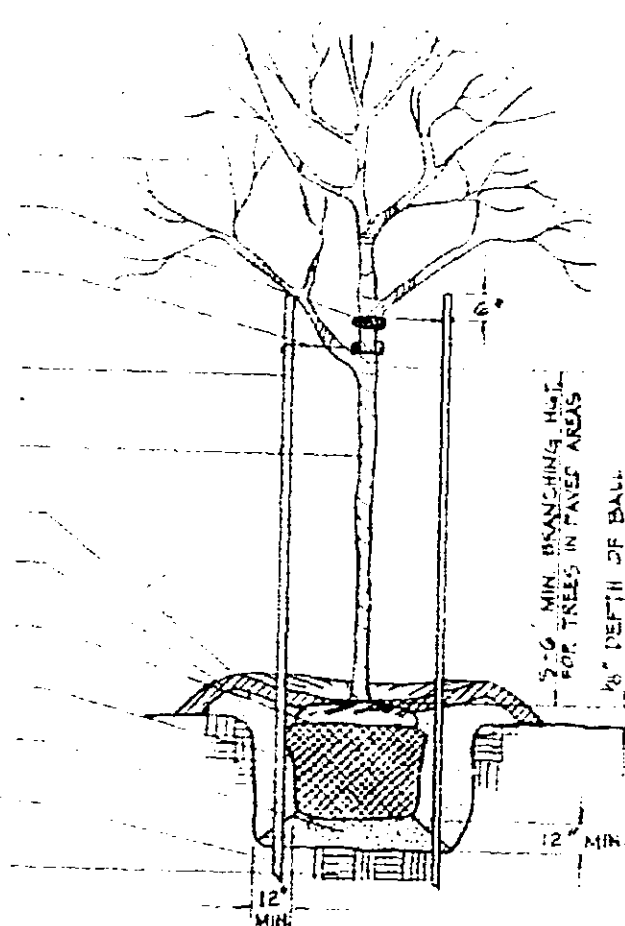
ELECTION DISTRICT NO. 15 COUNCILMANIC DIST. NO. 7
BALTIMORE COUNTY, MD.
SCALE: AS SHOWN JUNE 13, 1991

Richard Truelove
7-18-91

RICHARD TRUETOVE P.E., INC.
registered professional engineer
28 EAST SUSQUEHANNA AVENUE
TOWSON, MARYLAND 21204
(301) 494-4914

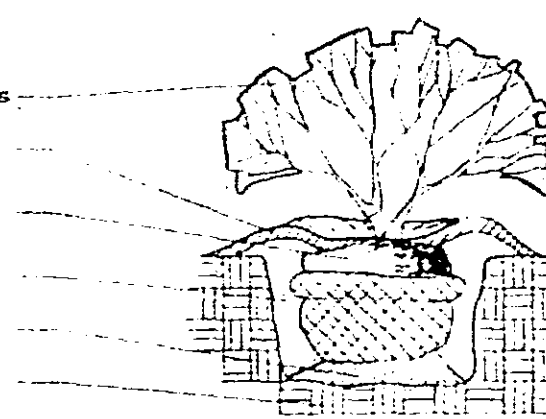


- Prune dead and broken branches
- Black rubber hose
- Double strand c. galvanized wire
- 2 stakes (Place parallel to walk and building)
- Tree wrap (From ground line to lowestmost branches)
- Form 2'-3" saucer
- Match
- Cut away burlap and rope from top ball
- Planting soil mix
- Compacted planting soil mix
- Drive stakes into firm subgrade (do not strike ball)
- Subgrade



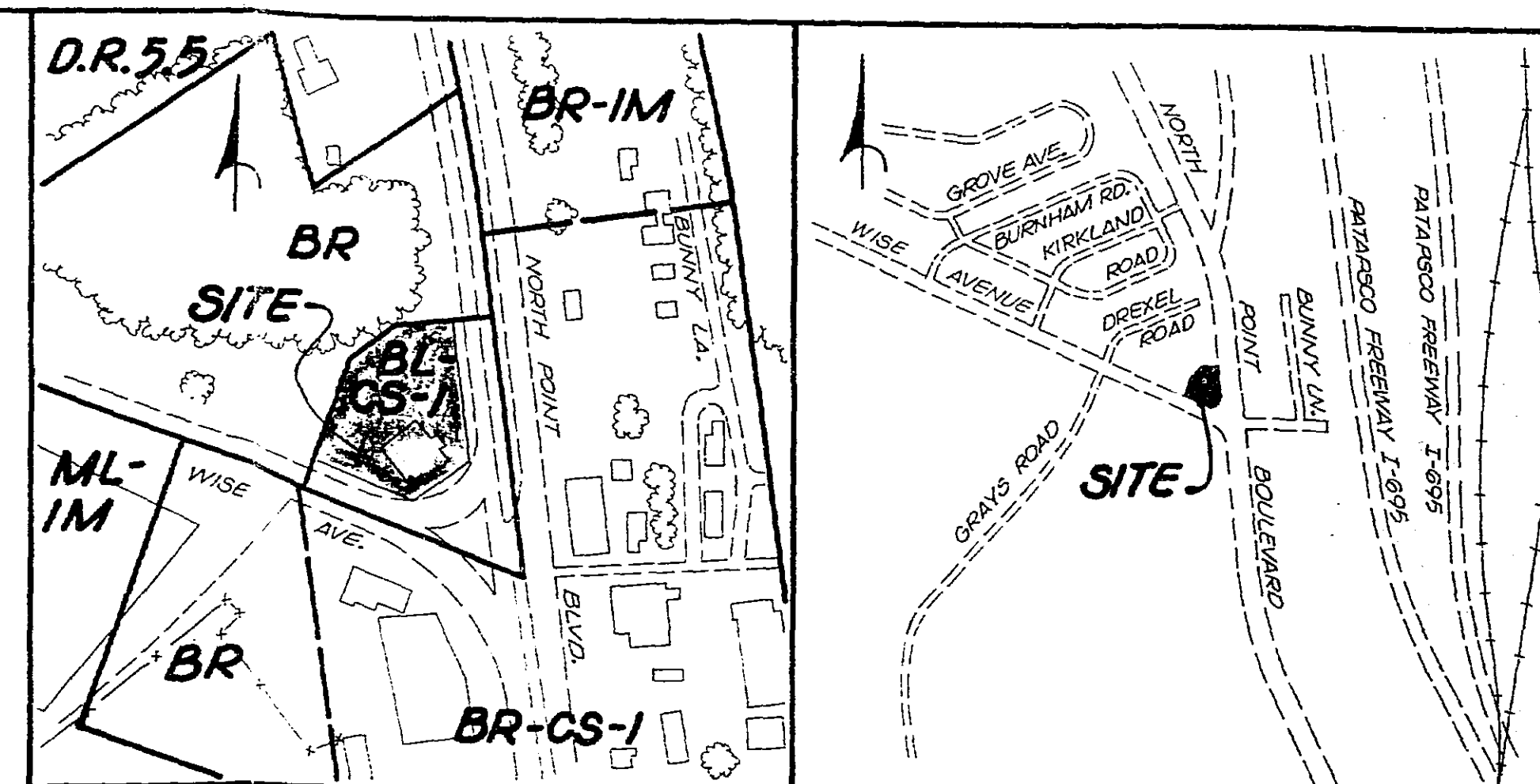
DECIDUOUS TREE STAKED
NOT TO SCALE

- Prune dead and broken branches
- Mulch
- Cut away burlap and rope from top of ball
- Planting soil mix
- Compacted planting soil mix
- Subgrade



BR-C5-1 ZONE
COMMERCIAL USE

SHRUB PLANTING
NOT TO SCALE



ZONING MAP
SCALE: 1" = 200'

LOCATION MAP
SCALE: 1" = 1000'

PLANT LIST					
KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
IO	3	ILEX OPACA	NELLIE STEVEN'S HOLLY	6'-7'	B & B
AR	2	ACER RUBRUM	OCTOBER GLORY MAPLE	2"-2 1/2" CAL	G & B

NOTES:

1. All plant material shall be nursery grown and shall conform to American Association of Nurserymen, Inc. standards.
2. All planting procedures and specifications shall conform to "Landscape Specification Guidelines for Baltimore-Washington Metropolitan Area" latest edition.

"I certify that I have reviewed the final landscape Plan, that I am aware of the landscape regulations presented in the Baltimore County Landscape Manual, latest edition, and I agree to comply with these regulations and applicable policies, guidelines, and ordinances. I agree to implement this plan within one year of approval by Baltimore County and assure the maintenance and survivability of the material planted for one year."

Signature of Applicant

CONNA H. HARRIS, 76 PENNA. AVE.
(Print Name and Address)

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
LANDSCAPE PLAN APPROVED
ZONING PLAN

by Cheryl Hurlan
date 8-7-91

PROPERTY OWNER: JULIUS C. AND PATRICIA SAWLIK
6947/690

ACCT # 16-00-002371

APPLICANT: PENN ADVERTISING OF BALTIMORE, INC.
3001 REMINGTON AVENUE
BALTIMORE, MARYLAND 21211

CASE # 91-233X

PLANTING PLAN

PENN ADVERTISING OF BALTIMORE INC.

4343 NORTH POINT BOULEVARD

ELECTION DISTRICT No 15 COUNCILMANIC DIST. No 7
BALTIMORE COUNTY, MD.

SCALE: AS SHOWN

JUNE 13, 1991

21016R